



## MEMORANDUM

**TO:** Directors of the Corporation

**FROM:** John F. Spencer  
Chief Executive Officer

**DATE:** June 23, 2004

**SUBJECT:** New Jersey Schools Construction Corporation  
May Progress Report

### Introduction

The positive momentum of the Schools Construction Corporation continued in the month of May, as evidenced by the number of groundbreakings, procurement activities and Notices to Proceed that occurred. Groundbreakings took place in various areas around the state, including Newark, Burlington City and the Mercer County Special Services District in Hamilton. Notices to Proceed were issued for design projects with construction cost estimates totaling \$77,824,467. The SCC executed 53 Section 15 grants for projects with total costs expected to be \$75,751,577. Construction packages were advertised for work on 15 schools. The Board of Directors approved an award for a design-build construction project that involves an alternative delivery method in order to speed the time it takes to complete some projects and control costs.



**Governor Breaks Ground on 1st New High School in Newark in Four Decades**  
*State Funding \$63 Million State of the Art Science High School*

Governor McGreevey joined local and state officials in Newark for a groundbreaking ceremony for the new Science Park High School. The project has a construction cost estimate of approximately \$63 million and is slated for completion by 2006. The ceremony, held on the 50<sup>th</sup> anniversary of the US Supreme Court's landmark Brown vs. Topeka Board of Education decision, marked the first new school construction in Newark in over 40 years.



*Congressman Donald M. Payne, 10th District New Jersey and Governor McGreevey with Newark Construction Trades Training Program participants / new union apprentices*

Science Park High School in Newark will be part of University Heights Science Park, a 10-year-old science incubator that includes several institutions of higher learning - NJIT, Essex County Community College, UMDNJ and Rutgers - Newark. The school will be located on two blocks between South Orange Avenue and West Market Street.



The new 290,150-square-foot building will accommodate 800 to 1,200 students. Building highlights include: a media/technology center that will include an ITV lab, a long distance

learning system and CAD; classroom space divided into "academic villages," educational learning modules for interdisciplinary instruction, and lecture rooms; fabrication room for robotics and other science-related activities; independent science research area; an auditorium, gym and cafeteria; and space for student services. The school has also been designed to have a swimming pool funded by other sources. The Board of Public Utilities provided a grant for alternative energy.



*Dr. Stanley Bergen, Founding President Emeritus University of Medicine and Dentistry of New Jersey, Chairman of the Board of Trustees of University Heights/Science Park*

**SCC, Gloucester City Educators Dedicate New ECC**  
***Cold Springs Facility Will Provide for 300 Pre-Schoolers***

Over 300 pre-Kindergarten students will attend a new Early Childhood Center that was dedicated in May at Cold Springs Elementary School by Gloucester City School District officials and representatives of SCC.



Students, parents, local officials and community members were on hand for the ceremony, which was part of the Camden County school district's Family Health Fair at the Cold Springs Elementary School on Market Street.

The new \$8.1 million pre-school center replaces 18 temporary classrooms used to house the district's 3- and 4-year-old students. SCC fully funded and managed the project through the state's unprecedented \$8.6 billion school construction program.

The two-story, 44,148-square-foot ECC includes 21 classrooms, a multi-purpose room, a kitchen and elevator. By design, the ECC is a stand-alone facility that can operate independently from the main building so the district can provide programs before and after school and during the summer. The ECC also has a separate bus drop-off and additional parking. Adjacent athletic fields were restored.



The ECC is part of an extensive upgrade of Gloucester City school facilities. The plan includes a new elementary/middle school – now in design – and additions to the high school. All districts schools have been renovated, including the Mary Ethel Costello Elementary School and Highland Park School of Success.



**Mercer Co. Special Services District, SCC Break Ground  
For New Elementary School & High School Expansion  
*State Funding \$9.5 Million Toward Project***

Students, teachers and community supporters joined Mercer County Special Services School District officials and SCC representatives at a groundbreaking ceremony to mark the start of a \$24 million construction of a new Special Education Elementary School and expansion of the Junior/Senior High School.

SCC is providing \$9.5 million toward the project at the district campus on Old Trenton Road through New Jersey's unprecedented \$8.6 billion school construction program.

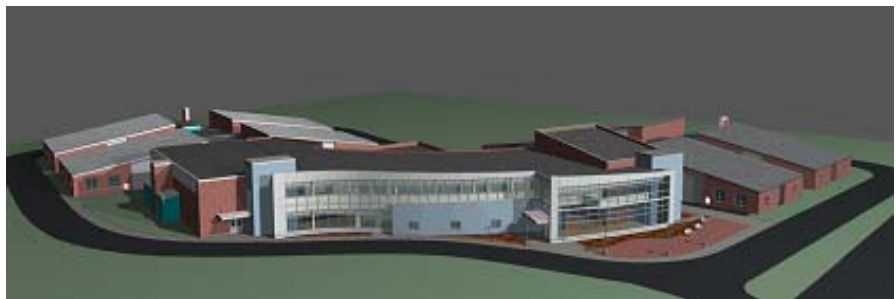


*Ms. Rosemarie Bonomo,  
Board of Education  
President,  
Superintendent of  
Schools, Charles J.  
Murray, Ed. D.*

The new 97,500-square-foot elementary school will accommodate 384 special education students, ages 5 to 10, from all areas of the district and replace two buildings the district presently leases. The new school will include 32 special education classrooms, occupational and physical training rooms, a gym and multipurpose room, district and administrative offices, a playground and parking lot. There will be a bus loop around the entire school for buses to drop off and pick up students for easier accessibility to their classrooms.

The project also entails a 17,200-square-foot addition and renovations to the existing 300-student high school. This will add classrooms for special education and

speech therapy, occupational, physical training and pre-vocational areas, and classrooms for daily-living instructions, and administrative offices.





**2,000 Long Branch Middle School Students  
Participate In Week-Long 'Beam Signing'  
State Funding New \$50 Million Facility  
That Also Will Serve as Red Cross Emergency Shelter**

Over 2,000 Long Branch School District students, along with teachers, district officials and community leaders, took part in a week-long “Beam Signing” to mark the progress of a new \$50 million Long Branch Middle School being built through SCC.



The new middle school at Bath and Indiana avenues will accommodate 1,100 students in 6th through 8th grades and also is designed to serve as a Red Cross emergency shelter.

1,000 current middle school students and 1,100 elementary school students in grades 3rd through 5th signed their names on a steel beam which will become part of the new 246,000-square-foot three-story facility on the existing high school/middle school campus. The project, scheduled for completion by summer 2005, includes 68 new classrooms and 12 science labs.





**SCC, Burlington City Educators Break Ground For \$29 Million  
High School Expansion**  
*State Funding, Managing Project to Benefit 1,100 Students*

Hundreds of students, teachers and community supporters joined representatives of SCC and the Burlington City Public School District at a groundbreaking today to mark the start of construction of an addition and renovations at Burlington City High School. The \$29 million project is part of the Burlington County community's district-wide expansion.



The project includes a new 49,982-square-foot addition and renovations to 92,828 square feet of existing space at Burlington City High School on Blue Devil Way. The work, expected to



*On behalf of Governor McGreevey, Jack Spencer, SCC CEO, presented district officials with a proclamation designating May 25, 2004 as New Burlington City High School Day in NJ*

be completed by summer 2007, will provide 21st century educational opportunities for 1,100 students – up from the present 825 students – in 7th through 12th grades. The addition will include a state-of-the-art media center, 10 general classrooms, two art classrooms, two small-group instruction areas, a special education classroom, business education classroom, science demonstration lab, computer lab and writing lab.



Renovations will include resizing and realigning 75 percent of the existing classrooms to meet current requirements. The existing cafeteria and kitchen, and music wing and

instrumental room, also will be renovated. The existing practice football field and track will be replaced with two practice fields. Parking areas and roads will be added.



**SCC, Burlington City Educators Break Ground  
For New Wilbur Watts Intermediate School  
*State Funding \$29 Million, 500-Student Facility***

The previous week, more than 700 students, teachers and community supporters joined representatives of SCC and the Burlington City Public School District at a groundbreaking ceremony to mark the start of construction of the new Wilbur Watts Intermediate School – the city’s first new school in over 50 years.



*BHS alumni Larry Gittens, a professional musician, performed at the ceremony*

The new \$29 million intermediate school is part of the Burlington County



community’s district-wide expansion that SCC is fully funding and managing through New Jersey’s unprecedented \$8.6 billion school construction program. Other Burlington City work on tap involves a \$29 million high school expansion and three elementary school projects.

The new 104,452-square-foot Wilbur Watts Intermediate School on High Street will accommodate 500 students in 3rd through 6th grades. It will include 19 general classrooms, four special education classrooms, three science rooms, a media center, computer labs, art and science rooms, a cafeteria and gymnasium. It also will include Board of Education and administrative offices, basketball courts and playgrounds, a football field and track,

and a separate maintenance facility. Also, the school will feature a new auditorium, which city voters approved by referendum, that will be available to community groups after school, weekends and during the summer. Students will attend the present



Wilbur Watts Intermediate School during construction. When the new school is completed, scheduled for summer 2006, the old school will be slated for demolition.

### **Construction Update**

SCC Board of Directors approved the corporation's first "Design Build" contract for a \$22 million Neptune School Project. The aim of the pilot program is to build schools in New Jersey better and quicker.

The design-build contract, a cost-effective, timesaving approach for design and construction, is for the new Summerfield Elementary School in Neptune Township. The design-build contract was awarded to Patock Construction Company of Tinton Falls, NJ, which will work together with EI Associates, Architects and Engineers, of Cedar Knolls, NJ as one unit on the school project. SSP Architects of Somerville, NJ, will serve as bridging architect under a \$249,500 contract to oversee the project and monitor its progress on behalf of SCC.

This is SCC's first design-build venture as part of a pilot program that could eventually include up to six such projects overall. The approach is in keeping with the vision of Governor McGreevey, who initiated SCC in July 2002 to streamline the construction of quality schools statewide as part of New Jersey's continued commitment to its children.

Plans for the new Summerfield Elementary School call for construction of a 96,800-square-foot, three-story barn-shaped building that will provide 21st century educational opportunities for 736 students. As conceptualized, the school will feature a farm-themed design incorporating LEED environmental guidelines. Aside from traditional academic spaces, it will include a garden, other outdoor activities and an open-air amphitheatre at the rear of a cafetorium accessible to students and the community alike. Under the scope of the contract, Patock has agreed to



complete the school in 22 months, with construction projected to start shortly.

Sixty percent of the design must be completed within 90 days. Substantial completion of the school is slated for late 2005, with student occupancy scheduled by early 2006.

Traditionally a school project design takes 12 to 15 months, and construction another 22 months, with building materials obtained throughout the process.

Using the design-build approach where the construction and design process overlap, the design time can be halved and construction accelerated up to 75 percent using pre-purchased materials. This means the entire process could be completed in 22 months – since the foundation, enclosure and other construction can be done, and be ready for finishing, while the design still is in progress.

Through the design-build approach, Patock and EI Associates will work as a team to evaluate alternative efficiencies, materials and concepts aimed at producing a higher quality facility and a lower cost. Time is saved for the project by an overlap in the construction and design processes. Since the design-build team has guaranteed the price and schedule ahead of time, it must meet both of these for additional costs savings.

The design-build approach provides SCC with a single source of responsibility for quality, cost and scheduling control. It is becoming the preferred procurement method for large federal contracts. Federal Agencies like the Navy, GSA and NIH have adapted it as their standard process since it has the contractor/builder working at a single point of risk.

### **Construction Starts**

The SCC awarded a construction package during the month of May. The award will involve the Elizabeth School #29. This Pre K-8 school was awarded for \$31.25 million.

A full list is attached as [Exhibit A](#).

**As of May 28, 2004, the SCC has entered into 391 construction contracts that total \$1,764,318,946.**

### **Contractor Procurement**

The SCC advertised 1 construction package for the Vineland school districts in the month of May. ([Exhibit B](#)).

Design bids were sought for 2 schools in 2 districts in May as well. ([Exhibit C](#))

### **Design update**

#### **SCC Receives NJ Future 2004 Smart Growth Award**

*Advocacy Group Recognizes State Agency for Roebling Community School*

SCC received a New Jersey Future 2004 Smart Growth Award for its innovative Roebling Community School project in the Trenton Public School District that will restore a historic cable-making factory and help revitalize the neighborhood in the state capital.

The award was accepted at a dinner May 5 at the Newark Club hosted by New Jersey Future, the state's largest smart-growth advocacy group, which is both nonprofit and nonpartisan. The



Governor McGreevey congratulates Jack Spencer, SCC CEO, for SCC's smart growth approach to Roebling Community School

Smart Growth Awards honor local officials, developers and corporations for their outstanding work in promoting the healthy growth of communities statewide and strengthening the prosperity and future of New Jersey.



“SCC, in partnership with Trenton Public Schools, is extremely honored to be recognized by New Jersey Future for its smart growth approach to Roebling Community School,” Spencer said. “It is another example of the progress being made in New Jersey’s unprecedented school construction initiative undertaken as part of Governor McGreevey’s visionary goal to revitalize New Jersey’s schools and communities.”

The project is due to break ground later this year for construction of the new \$57 million Roebling Community School and the \$126 million expansion of Trenton Central High School. Spencer noted that these projects are in addition to seven school projects – totaling over \$90 million – that SCC currently has under way in Trenton.

Designed by Trenton architectural firm Clarke, Caton and Hintz, the Roebling School will be a new, state-of-the-art educational facility providing a technology-focused curriculum for 1,200 Kindergarten-through-8th grade students when completed in 2007. It also will serve as a community center after school, weekends and during summer break.

The school project will involve restoration and extensive renovation of several buildings, totaling 171,460 square feet of space, at the historic Roebling factory complex that produced steel cable for suspension bridges, notably the Brooklyn Bridge, Golden Gate Bridge and Benjamin Franklin Bridge, and for elevators and early commercial aircraft. The 6.5-acre site itself – with preserved cranes, machinery, rail line fragments, signage and other items used at the industrial complex – will be part of the teaching curriculum. The exterior courtyard and surrounding recreational areas will create a campus-like learning and social setting for the benefit of the children and community of Trenton.

Last year, the Governor designated the Roebling site as the first project in his School Renaissance Zone program, a concept designed to spur redevelopment and investment in older neighborhoods with schools that benefit entire communities as the focal point. Roebling School will complement the existing neighborhood revitalization that began with the construction of the Housing and Mortgage Financing Agency headquarters and a retail center. There is growing private sector interest in the area, and pending projects include the Trenton Foundry, Invention Factory Museum and major retail development.

In May, several design awards were also made. The Elizabeth School District received awards for their School #18 and School #19 which both have current construction cost estimates of \$22.1 million. Several schools in Jersey City will have boiler replacement design work underway, the construction cost estimate for which total approximately \$6.3 million. Keansburg School District also received a design award for the Beach Way Elementary School and the Caruso Early Childhood Center. The current construction cost estimates for these projects totals \$47.4 million.

**As of May 28, 2004, the SCC has entered into 244 design contracts with a total value of \$295,951,775, as well as assumed an additional 72 architectural assignments that totaled \$93,447,306.**

#### **Design & Construction 2004 Year-to-Date**

So far in 2004 alone, Notices to Proceed for the Design Phase were issued for 18 projects with construction cost estimates totaling approximately \$368 million. Notices to Proceed for the Construction Phase were issued for 26 projects with construction cost estimates totaling approximately \$433 million.

#### **Predevelopment & Land Acquisition**

At the May 26, 2004 Board meeting, the directors granted contingent approval for land acquisition for a project in the Borough of Keansburg, Monmouth County. The approval was for a .8178-acre tract which is the current site of VFW Post 1953. The existing building will be demolished and the site used for a student activity area and staff parking for the existing Joseph C. Caruso Elementary School. The site to be acquired is located at Ramsey Avenue, Manning Place and Frances Place across the street from the school.

**As of May 28, 2004 the SCC has entered into 665 site acquisition contracts for appraisals, site evaluations, environmental investigations, title services and actual acquisitions totaling \$177,015,592.**

### **School District Grants**

The SCC executed 53 Section 15 grants with 23 districts that receive less than 55% of their funding in state aid. The total project costs for these grants are expected to be \$75,751,577, with a state share anticipated to be worth \$18,168,405 of that total.

Several districts received multiple grant awards in May. The East Greenwich Township School District in Gloucester County will receive grants for projects at 2 schools. The total projects costs are expected to be approximately \$11 million, with a state share of about \$3 million. The Fair Lawn School District in Bergen County will receive \$809,620 toward 5 projects, worth about \$2.1 million. The South Orange-Maplewood district in Essex County will receive grants for 5 schools with total project costs of approximately \$1.4 million, of which the state will pay \$569,996.

**As of May 31, 2004, the SCC has executed 1,417 Section 15 grant agreements with districts in New Jersey's 21 counties that receive less than 55% of their budget in state aid for total project amounts of \$4,785,800,457, for which the state share totaled \$1,467,030,368. In 2004 alone, 94 districts in 19 counties received \$197,694,600 in direct property tax relief as the state share for projects that totaled \$687,625,882.**

### **Conferences/Presentations**

Northeast Regional Interstate Labor Standards Association, 5/03-04/2004, Atlantic City

NJ Future 2004 Smart Growth Awards, 5/05/2004, Newark

Town Meeting on Construction, 5/05/2004, Burlington City

Orange School District Career Day, 5/07/2004, Orange

Kids in Concert, 5/12/2004, New Brunswick

Southern NJ Development Council 8<sup>th</sup> Annual Construction Forecast and Exhibits, 5/14/2004, Mount Laurel

Architects of Tomorrow Career Day, 5/15/2004, Newark

Cold Springs School Dedication, 5/15/2004, Gloucester City

Long Branch Middle School Beam Signing Ceremony, 5/17/2004, Long Branch

NJ Association of School Business Administrators 22<sup>nd</sup> Annual Spring Conference,  
5/20/2004, Atlantic City

Presentation to Trenton BOE, 5/20/2004, Atlantic City

3<sup>rd</sup> Annual Caribbean American & Hispanic, Women & Small Business  
Procurement Expo, 5/22/2004, Newark

Appraisal Institute Conference – Metro NJ Chapter, 5/24/2004, Princeton

Public Information Meeting, 5/25/2004, Gloucester City

Contractor Trades Training Program Tour of Elizabeth School Construction Project,  
5/26/2004, Elizabeth

Jose Marti Middle School Tour, 5/27/2004, Union City

Building Contractors Association of NJ – Informational Seminar, 5/27/2004

Irvington Community Outreach Meeting, 5/27/2004, Irvington

---

John F. Spencer

Prepared by: George Strachan

Attachments

**Construction Award Status Report**

<b><u>District</u></b>	<b><u>Schools</u></b>	<b><u>Description of Work</u></b>	<b><u>Contract Award</u></b>	<b><u>Notice to Proceed</u></b>
Elizabeth	New pre K-8 #29 (-x05)	This construction project includes the demolition of the existing structures and the new building will be a New School Pre-K through 8 with outdoor play areas and a parking structure incorporated with the building. The building will be approximately 120,000 Sq. Ft. with an 18-month construction schedule.	\$31,250,000.00	5/14/2004

### Construction Bid Advertising and Bid Due Dates as of May 31, 2004

[illegible]

### Design Bid Advertising and Bid Due Dates as of May 31, 2004

[illegible]